



CITY OF DANBURY

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ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS MINUTES Web-Based Meeting Hosted on ZOOM May 13, 2021 7:00 p.m.

ROLL CALL:

Acting Chairman Joseph Hanna called the web-based meeting, held via ZOOM, to order at 7:00 p.m. Roll call: Present: Peter DeLucia, Michael Sibbitt, Anthony Rebeiro, and Juan Rivas. Mr. Hanna seated Alternate Peter DeLucia in place of Richard Jowdy and seated Anthony Rebeiro in place of Rodney Moore. Five members present, applicant will present their applications. Four members in favor of the application will grant the vote. Absent: Richard Jowdy, Rodney Moore, and Richard Roos.

Motion to open public hearings Nos. 21-09, 21-12, 21-13, 21-14, and 21-15 was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

ACCEPTANCE OF MINUTES: April 22, 2021

Motion to accept the Minutes of April 22, 2021 was made by Peter DeLucia; seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

The next regular meeting is scheduled for **May 27, 2021**

PUBLIC HEARINGS:

#21-09: 3 Lake Avenue Extension LLC, 3 Lake Ave. Ext., (G15005), CA-80 Zone, Use Variance
Sec. 5.B.2.a Allow use of property as “shelter for homeless with conditions.”

Planning Director Sharon Calitro read the positive Planning Commission and the Zoning Commission recommendations along with the Staff Report into the record.

Ward Mazzucco, Esq., Chipman, Mazzucco, Emerson LLC began his presentation on behalf of Pacific House, which now owns the property. Mr. Rafael Pagan is the Executive Director of Pacific House, which currently operates a homeless house in Stamford, CT.

Attorney Mazzucco continued with a PowerPoint presentation. He explained that the site at 1.52 acres is less than the required minimum in the CA-80 zone. There is no direct frontage on Lake Avenue Extension, with extensive retaining walls and significant grades in the back. He listed the Ethan Allen Inn, the Maron Hotel, the Hilton Garden Inn, and the Suites next to Chuck steakhouse, all of which have direct street frontage. He continued by saying as a result of the pandemic, the Governor ordered the closure the existing three, dormitory-style shelters in Danbury. The virus would have traveled easily and had devastating results in the dormitory-style setting. The move from the existing shelters to a different arrangement would provide a successful quarantine environment. Mr. Mazzucco said the Executive Order generated a shift to non-congregate housing. As part of his presentation Attorney Mazzucco showed the Zoning Regulations sections and permitted uses. He listed special exception uses allowed in the CA-80 zone, and stated the Super 8 is pre-existing, non-conforming as a hotel. Attorney Mazzucco stated that uses in the CA-80 zone, a commercial district, permit institutional human service uses which are consistent with what they are presenting tonight, such as adult daycare, colleges, dependency treatment center, and more.

Attorney Mazzucco said the hotel is isolated, and he showed the surrounding neighborhood. He continued with the suitability of this site: isolation, not well visible, concerns are that it reflects change. The building has become functionally obsolete. This pre-existing building, on non-conforming property with no future as a hotel needs to be repurposed. Attorney Mazzucco said there was no indication of an increase in police responses to the location since it became housing during the pandemic. He said transient housing is very much like a hotel. He said the average length of stay is 91 days. Guests can obtain the services they need to re-enter the housing market. He respectfully requests the ZBA to grant this variance. He said there will be no adverse effect on the health, safety, and welfare to the city of Danbury.

Mr. Rafael Pagan, Executive Director of Pacific House, spoke, stating the primary mission is to end homelessness in Fairfield county. Many of their Consumers in Stamford would migrate from one town to another. Mr. Pagan read from a statement, describing their solution-driven agency. He said they are committed to development of supporting community housing. He explained the opportunity to stay at the Super 8 allowed all to maintain the safety for Covid 19 protocols. Pacific House was asked to assist Danbury with providing guidance and consultation and supportive services during the transition period. Mr. Pagan listed many services provided by Pacific House together with non-profit partners, and have served 273 and found housing for 114 guests. The City of Danbury and the State Department of Housing concluded the homeless services in Danbury were very fragile and consolidated three small shelters into one facility and to expand the hours and services.

They are proposing development of the 72-bed facility provide meals to all guests, case management services, providing housing for guests at the facility minimizes the need for guests to be on

the street by having a place to stay all day assist access to health care and continue collaboration with other providers to assist in the housing of the homeless.

Planning Director Sharon Calitro read letters of support into the record from the following:

David B Rich, Executive Director, Supportive Housing Works
Rev. Leo McIlrath, Co-founder of Dorothy Day Hospitality House, emailed letter and The News-Times editorial
Robert Taborsak, City Council, Danbury
Ari Rosenberg, Executive Director, Arc (Association of Religious Communities)
Yeharar Stephen, Director of Homeless Outreach, Catholic Charities
Kevin McVeigh, Nuvance Health
Andrew Wetmore, 36 Ridge Road

Jeremy H. Reid, Apex Community Care
Ken Ballard, Joe Simons, Chris Marchak, Pete Lavelle, Scott Senete, & Mary Korin, Dorothy Day Hospitality House
Juan Vasquez, 84 Maple Ave.
Jeff M. Rieck, Executive Director, and Jennifer Delaney, Director of Operations, Housing Authority of the City of Danbury
Michael J. Donoghue, Executive Director, Catholic Charities of Fairfield County
James H. Maloney, JD, Greater Danbury Community Health Center

37 Individual letters with same content, signed, no addresses provided, by the following:
Susan Trocolla-Creamer, Carlos Sousa, Christopher Pilewski, Hunter Knapp, Eugene Raynor, Joseph Scalzo, Ingacio Gonzalez, Marvin Little, Dianna L. Guevarez, John Thompson, John Evanko, Cordero Callands, Kevin Meany, Alexander Campbell, Julie Arrington, Crucito Lamonaco, Angel Vega, Pedro Oliveira, Irene Green, William H. Morgan, Elizabeth Thomas, Garrett Butler, Alan Caprio, Daryle Schultz, Lori Cuber, John Favale, Katherine Martin, Daniel Keeler, Dianna Clark, Thomas McDermott, Kizzie Joseph, Fauthan Nkonge, Hector Burgos, Jenis Pegues, III, Robert Andreason, Rowan Kolamneo, and Jahki Scott

Jessica Matthews, no address provided
Mason Sacco, 27 Crows Nest Lane
Briana Drew, no address provided
Erin Coghlan, no address provided
Suyane Oliveira, no address provided
Jessica, Keck, no address provided
Emma Bruce, Ridgefield resident
Angel Arzola, no address provided
Mileny Cedeno, no address provided
Karina Alvarez, Danbury resident
Rep Hias, Danbury resident
Nathany DeOliveira, no address provided

21 Individual letters with same content, signed, no addresses provided by the following:

Shanie Coleman, Nicole Raymont, Maria Allaico, Girmanesa Ortega, Matilde Aucay, Damon Artis, Manuella Cabral, illegible, Yonque Hendricks, Jocelyne Cardenas, Caio Rodrigues, Kimberly Alvarez, Courtney Boisvert, Christopher Latham, Edgar Luna, Juliana Schwartz, Titus James, Roberta A. Stewart, Nancy Nunez, Jeremy H. Reid, and Karen Failla

3 Individual emails with same content, sent by: Courtney J., Celia Cabrera, and Forest Mannikko, no addresses provided.

Andie Welch, no address provided
Isabella DeSouza, Danbury resident
Robert Botelho of Victorian Associates,
State of CT Department of Housing
Celia Musker.

This concluded the reading of the letters of support.

Mayor Joseph Cavo read a statement into the record, in part as follows: Due to the pandemic there have been 189 deaths to date in Danbury. It was clear the way of sheltering the homeless needed to change. Based on a city of Danbury's size one could expect approximately 144 homeless individuals based on the national average calculation, a trend Danbury is bucking. The available rooms would preclude this becoming a regional shelter. There have been fewer calls for police services over the last 14 months at the Super 8 than there had been at the shelters over a 14-month period. Partnership with Pacific House was born on the evolution of the pandemic. It brings the needed improvement to how we approach homelessness. He urged an affirmative vote on tonight's application.

Kara Prunty, Acting Healthy Director, said Pacific House has greatly improved the services for our community and homeless shelters. It is the way of the future in non-congregant homeless shelters.

Steve DiLella, State of Connecticut Depart of Health, spoke in favor and said by space distancing, they were able to reduce the spread of Covid. This can restore the capacity that the previous shelters provided, not increase it. Provision of mental health care and substance abuse care as well as well-informed care is necessary and helpful. Acting Chairman Joseph Hanna asked if Pacific House has 80 some rooms – some as shelter and some as affordable housing? Do you have a percentage? Steve DiLella said there will be a percentage and the State will work with City. He suggested Rafael Pagan might be able to explain the breakdown. A total of 48 units are targeted as supportive units in addition to 36 units dedicated to emergency shelter.

Chief of Police Patrick Ridenhour spoke to give statistical information regarding calls for service at the Super 8. He acknowledged the submission of 18 pages documenting calls for service of approximately 535 calls. Of that 487 were proactive property checks not related to a specific problem at the facility. Only 48 calls over a five-month period. When you look at calls in the log, many were health calls, not criminal calls. As a hotel, there were 27 calls for service from September 2019 until the end of March 2020. Conversely, the Police Department had 67 actual calls at Dorothy Day and 21 actual calls at the New Street Shelter during the same time period. A few months ago, Mayor Cavo

asked Chief Ridenhour for a comparison. Chief Ridenhour took November 2020 to March 2021 for the Super 8 and November 2019 through March 2020 for New Street and Dorothy Day, and there was 30% fewer calls for the Super 8 Shelter/Hotel. In conclusion, they have not had a significant impact statistically at the Super 8.

No one else in favor.

Planning Director Sharon Calitro began reading the letters in opposition.

Jean Anthony, 4 Oak Ridge Avenue
Carol de Bourbon, e-mail
Alfonso Sanchez, 9 Claremont Avenue
Daveiba Sanchez, 11 Fifth Street
Juana Polanco, 9 Claremont Avenue
Joseph Heyman, 7 National Place
Kathy Bates, 3 Green Avenue
Richard Aronson, 20 Ridge Road
James O'Hara, 23 Ridge Road
Lisa Casagrande Koepfel, Executive Director, Amos House
Amy Kohn, 19 Ridge Road
Juliet Wilkins, 6 Flint Ridge Road
Cynthia Doto, 17 Ridge Road
Jennifer Daley, 7 Green Avenue
Rafael Rodriguez, no address provided
Nomar Uceta, 8 Midfield
Brian & Kathleen Keefe
Ernesto Rodriguez, 23 George Street
Edward Leili, 38 Lake Avenue Ext.
Tom & Kris Michael
Mark J. Nolan, 37 Brushy Hill Road

Due to technical difficulties, Timothy Rosati, Assistant Zoning Enforcement Officer, took over the reading of Mr. Nolan's letter and continued reading the next letters in opposition.

Sarah Passell, 25 Ridge Road
Albert J. Salame, 42 Lake Avenue Ext.
Dr. James A. Nolan, 323 Main Street

Sharon Calitro resumed reading the letters in opposition:

Barbara & Joe Davis, 15 Ridge Road
Edward Essa, 16 Lake Ave. Ext.
John Chun, 6 Spring Street

Mary Chun, 6 Spring Street
Robert Steinberg, 159 Forty Acre Mountain Rd.
Benny Gonzalez, Danbury resident
Peggy & Craig Stewart, 10 Oak Ridge
Wendy Dacosta, 16 Concord Street
Creston Patterson, 3 Caraway Drive

Councilman Benjamin Chianese also submitted an email.

Jeff Brelant, representative for the Shannon Ridge community, spoke in opposition. His question pertains that this will pass and what can be done about certain situations . . . walking drug dealers at the end of the street, driving drug dealers? Strange people from the Gulf gas station wandering, a first time a break-in on their street. He wanted to know the following: Are there background checks done on the guests of the Super 8? Are there sex offenders housed at the facility? What notification will occur? He added that you're less than one mile from two schools. He said that conversations among neighbors has been about the Super 8 and not everyone knows about the Super 8 situation. Covid has allowed people to do certain things that he would have liked to have known more about. He called the three-hour letter reading "a filibuster". He explained that neighbors have gathered at one home to listen to this hearing, and there is concern among them. He wants to know what the police and the City are willing to do to quell the drug dealing, prostitution, and burglary that are recent occurrences at Shannon Ridge.

Acting Chairman Joseph Hanna asked if the Mayor or Police Chief are still on the call. Chief Ridenhour said they will respond and address accordingly. Mr. Brelant said they support this community. He said he didn't believe the 37 letters signed by different people were of value. They (Shannon Ridge residents) are putting up neighborhood watch signs and people have cameras on their houses.

Clay Pierce had a letter that was not received by ZBA. It was read into the record by an unidentified reader on behalf of Mr. Pierce. It was a letter in opposition.

Ben Doto, 17 Ridge Road, with an office and business at 248 Main Street in Danbury, spoke in opposition. He said his neighbor, Rachel Halas, also submitted a letter. Both Sharon Calitro and Mary Larkin represented that Ms. Halas' letter was not received. Mr. Doto remarked about the form letters and those in favor of were mostly from agencies and non-profit organization. Mr. Doto said he is more than familiar with the shelters and the activities they attract. He said he gave up complaining to Police Chief Ridenhour and Mayor Boughton. The applicant should go through the proper application process. Use variances are frowned upon by the City. The six hardships stated on the application were stated facts not real hardships. Using COVID as a hardship is inappropriate. Mr. Doto provided a photograph of daily picnics and gatherings at the Exit 4 ramp by the Super 8 motel. He stated that the site plan, from 1987, which shows that the location of the picnic area is a detention basin. This is inappropriate. In fact, a few weeks ago a deceased man was found in a detention basin. He noted that he hasn't seen anyone from the High Ridge housing that live adjacent to this development – housing authority – were they sent notices? There are hundreds of children that live next door to this. He feels this is a discriminatory zoning practice placing this at the edge of a low-income area. He said putting the shelter at King Street, Rivington, or Aunt Hack areas would not even be considered. Lastly, Mr. Doto shared

his screen with a picture of an individual relieving himself behind his building, a frequent event. He also provided an email to and from Mayor Boughton, dated August 19, 2020, regarding rezoning or adding the use for the Lake Avenue Extension property. Mr. Doto urged the Board to vote against this use variance.

Attorney Marcus, Cohen & Wolf P.C., represents E.W. Batista Family Limited Partnership, owner of the property adjacent to the Super 8 site – the empty Dunkin Donuts store. He also represents the Maron Hotel at 42 Lake Ave. Ext. Attorney Marcus said the Batista property has been so impacted that it has closed. He represented that the owner could not operate the Dunkin Donuts with the clientele that wandered over from the homeless shelter. He said that all of the speakers in favor of this application are making this petition a referendum for doing something special for the homeless.

Attorney Marcus said that he represented Dorothy Day to try to save the shelter from being shut down. This Board upheld the technical zoning violation because the building permit had to be renewed every year. They fought and lost. They gave up because of COVID. COVID has shut down the Dorothy Day shelter. Mr. Marcus said he is 100% in favor of doing everything we can do, but it has to be done right – the system needs to have integrity. This application, shrouded in secrecy, lacks integrity. He says this is a doomed application before you. He said the proper procedures must be followed. He said the Board does not have the authority to grant this variance. Attorney Marcus went back to Attorney Mazzucco's hardship of the small lot. The other hardships, which he thinks are all financial. None are hardships and the "facts" are not correct. Unable to compete is not a hardship. Mr. Mazzucco's statement that the hotel has become functionally obsolete is not grounds for a variance.

Mr. Marcus quoted Mr. Berlant's concerns about the changes in their neighborhood. Mr. Marcus said this is spot zoning. He said Exhibit B on PowerPoint are not the same as on the application. When Mayor Boughton wanted to combine the homeless shelters and provide services, he identified the site on East Franklin Street near the Danbury Police Department. It was a good idea but it was an expensive project.

Mr. Marcus said that Mr. Pagan said this is not going to be a regional—how are they going to assure us that people with needs are not coming from other communities?

Acting Chairman Joseph Hanna asked Mr. Marcus to keep to the record and not to speak about six years ago. Mr. Marcus has a copy of the recorded deed of Ram Krishna to 3 Lake Ave Ext LLC does not say anything about restricting the property. Questions raised by the report really need to be addressed before you give it any more consideration.

Anthony Rebeiro said there are more questions that need to be answered and he feels they need more answers before proceeding.

Mr. Joseph Hanna said Mr. Marcus should let Mr. Mazzucco answer his questions. Mr. Marcus asked the Board to look at the attachments with Mr. Salame's letter.

Ernesto Rodriguez, Danbury resident, spoke and asked the ZBA not to make a decision tonight. Regarding Mayor Cavo's statement that this will not be a regional shelter, Mr. Rodriguez said all one

has to do is go through 211 phone number which is a statewide number, so the shelter is accessible to anyone in CT. He said there are many incidents that do not make it to police reports that affect the quality of life that live in that area. Regarding the letters of support, ARC, Catholic Charities, Dorothy Day – they are in favor because they need the referrals. The City is working hard to make this a legal shelter. He said the Dorothy Day soup kitchen is still operating illegally. He said he lived on Spring Street and he doesn't want what happened to his neighborhood to happen to their neighborhood. He thinks this is definitely a regional shelter, and he opposes this application.

Councilman Benjamin Chianese, 5 Briar Ridge Road, representing the Sixth Ward on the City Council. Discussion still needs to continue beyond tonight and not necessarily by the ZBA. The job of ZBA is to determine if there is a hardship. Mr. Hanna asked him if he would please move forward with his comments. Mr. Chianese would like an opinion from Corporation Counsel if the Executive Order is a justified hardship.

Dr. James Nolan has a question for Chief Ridenhour. During the three months leading up to becoming a shelter due to COVID there were approximately 20 wellness calls, and there are approximately 600 since the end of March 2020. How could we go from one a week to approximately 130 wellness checks per month over five months? It seems like a lot of wellness checks. He hopes public input is extended to the next meeting so that more people can bring their thoughts to the Board. He hopes people who want to speak will be able to speak in person about turning over a huge shelter 32,000 sq. ft. to an out-of-town, nonprofit who will make money by the head.

State Representative Ken Gucker has been working with the State on this issue for the last year trying to get transparency. He asked that the Board please leave the public hearing open so that others can speak, and he is looking for more guidance on from the Department of Housing from a legislative aide, which he has been pursuing for two weeks. He receives calls weekly about issues with this shelter from his constituent.

Motion to continue #21-09, 3 Lake Avenue Ext. to the next meeting was made by Anthony Rebeiro, seconded by Michael Sibbitt.

#21-12: TDRAP LLC, Tim Draper, 12 Great Pasture Road, (L16010), IL-40 Zone, Sec. 6.A.3.
Reduce side yard setback from 20' to 2.5' to roof overhang; reduce minimum front yard setback from 30' to 14.5 to existing porch

Prior to the meeting the applicant requested this matter be tabled until the next meeting on May 27, 2021. Motion to table was made by Michael Sibbitt; seconded by Anthony Rebeiro. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

#21-13: Site Enhancement Services, agent, for Longhorn Steakhouse, 7 Backus Ave. (F17002), CG-20 Zone, Sec. 8.E.6(a) Allow front wall sign located on a parapet wall to be placed above the roofline.

Charley Schalliol presented this application on behalf of Longhorn Steakhouse and said this is a perfect location for this restaurant. The sign is on the parapet approximately 3 ft. above. He said there

are several businesses with the same issue. Mr. Hanna asked if they needed permission from the FAA. Mr. Schalliol said they do not need FAA involvement because of where the sign will be. Pete DeLucia visited the property and thinks the sign is appropriate. Councilman Paul Rotello, who represents the district, asked the applicant to hold up a picture of the sign, which he did. Mr. Rotello and has no opposition.

Motion to close #21-13 made by Peter DeLucia; seconded by Anthony Rebeiro. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Motion to open for a question was made by Juan Rivas; seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Juan Rivas questioned the anchoring of the sign. Mr. Schalliol indicated that it will be anchored with anchor bolts. Mr. Rivas was satisfied. No further questions.

Motion to close was made by Peter DeLucia; seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Motion to go to the voting session was made by Juan Rivas; seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Motion to approve per plan submitted was made by Juan Rivas; seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

#21-14: Digilio, Stephen, 46 Wedgewood Drive, (C06023), RA-40 Zone, Sec. 4.A.3 Reduce side yard setback from 15' to 2' for roof overhang on proposed accessory building.

Prior to the meeting the applicant requested this matter be tabled until the next meeting on May 27, 2021. Motion to table was made by Michael Sibbitt; seconded by Anthony Rebeiro. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

#21-15: Lee Farm, LLC, 85 Wooster Heights, (G18082) IL-40 Zone, Sec. 6.C.2.b Allow continuous perimeter planting strip to consist of grassed lawn only and to eliminate the requirement for trees and shrubs. Sec. 8.C.3.b(1) Allow elimination of trees from landscape island requirement to eliminate all required street trees (9 total).

Attorney Thomas Beecher, representing Danbury Proton, the prospective purchaser, along with Ben Doto, Project Engineer, and Stephen Courtney, who is a managing member of Danbury Proton, were present for this application. Mr. Beecher thanked the Board for their time at this late hour.

Mr. Beecher explained this business, in the IL-40 Zone, is across the street from the Army Reserve and diagonally down the street from Keystone Place, an assisted living facility. It is located

down the hill on the west side of the driveway entrance of Lee Farm Corporate Park. The property is also located in the City of Danbury Airport Overlay approach zone, which is subject to separate regulations. Danbury Proton proposes to construct an \$80 million, state-of-the-art proton cancer treatment center. FAA already approved the location of the building and the retaining walls on site. This board approved similar issue regarding tree planting flight path above this property (Keystone Place) reason avoid trees that attract birds and avoid trees that grow tall into the air space. Same issue, same hardship is the building will be in the flight path, a unique situation not generally an issued with other IL-40 buildings.

Ben Doto gave a quick overview. They are still asking for landscaped islands (8 islands). The roof system will be a completely green and vegetative roof. They are trying not to attract birds, no light poles on the site (FAA and airport administrator do not want), there will not be any tall-growing trees.

Mr. Doto shared his screen to illustrate the plan and explained the airport is to the west, indicated the center line, landing pattern, and indicated where trees would have to go normally in the flight path. He gave a sample of what it will look like. Abigail Adams is the Landscape Architect. It will be heavily planted and there will be landscaped islands, without trees. It will be terraced into the hillside. Juan Rivas asked if the greenery will affect the integrity of the structure itself especially during the winter? Mr. Doto said this was heavily designed to create a truly green roof with internal drainage system to collect rain, snow etc.

Councilman Paul Rotello asked Ben Doto, through the Chair, if the existing driveway trees will remain Mr. Doto said they will keep as many as they can. Mr. Doto said there is a chance trees might need to be pruned, possibly removed, along the top of the hill; it remains to be seen. Mr. Rotello said “we” are all in favor and keeping the trees would be appreciated in the Sixth Ward.

State Representative Ken Gucker is in favor and they have full support of delegation, having met with the developer and offered assistance should it be needed.

Motion to close #21-15 was made by Anthony Rebeiro; seconded by Juan Rivas. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Motion to go to voting session was made by Juan Rivas, seconded by Michael Sibbitt. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Motion to approve, per plan submitted, was made by Anthony Rebeiro: seconded by Peter DeLucia. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

OTHER MATTERS: None

ADJOURNMENT:

Motion to adjourn was made by Anthony Rebeiro; seconded by Juan Rivas. All in favor with AYES from Peter DeLucia, Anthony Rebeiro, Juan Rivas, Michael Sibbitt, and Joseph Hanna at 12:15 a.m., Friday, May 14, 2021.

Respectfully submitted,

Mary S. Larkin
Secretary